

# Lot 43

£5,936 per annum exclusive

## Job Centre Plus, Oldway House, Ramah Street, Treorchy, Mid Glamorgan CF42 6TL

Freehold Office Investment



### Key Details

- Let to the Secretary of State for Housing, Communities & Local Government (t/a Job Centre Plus)
- Let for a term of 10 years from 1st April 2018 (subject to option)
- CPI linked Rent Review in April 2023
- Possible change of use potential (subject to lease and consents)
- Predominantly residential location

On Behalf of Telereal Trillium

### Location

**Miles:** 8 miles north-west of Pontypridd  
10 miles north of Bridgend  
22 miles north-west of Cardiff

**Roads:** Bute Street (A4061), A470, M4 (J36)

**Rail:** Ynyswen Train Station

**Air:** Bristol Airport

### Situation

Treorchy is a Rhondda Valley town 22 miles north-west of Cardiff. The property is situated on the northern side of Ramah Street, off the A4061 (Bute Street) that runs through Treorchy. The property is in a predominantly residential location with a number of local amenities nearby.

### Description

The property comprises an office building arranged on the ground floor only. The property forms part of a larger building occupied by the same tenant.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Job Centre/ Ancillary	107.58 sq m (1,158 sq ft)	SECRETARY OF STATE FOR HOUSING, COMMUNITIES & LOCAL GOVERNMENT	10 years from 01/04/2018 (1) until 31/03/2028 (1) repairing and insuring lease	£5,936	01/04/2023 (2)
<b>Total</b>		<b>107.58 sq m (1,158 sq ft)</b>			<b>£5,936</b>	

- (1) The lease provides for a tenant option to determine on 31st March 2023.  
(2) CPI linked upwards only rent review.



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